

**Applicant request a Special Exception under Section 2.16.050 L (Front Yard Setback) in an R-3 (Residential) zone.**

This would permit the construction of a 450 sq. ft. front porch addition to the existing single-family residence, of which 300 square feet encroach into the required front setback and is located within 10' of the front property line. The dimensions of the encroachment are approximately 10' by 30'.

The required front and rear yard setback cumulative total is 50' in the R-3 zone district.

**BACKGROUND**

The existing residence was constructed in 1954.

The Planning Division has received no communications in support of or in opposition to the special exception request.

**CALCULATIONS**

Permitted width of encroachment in required front yard setback = 46.66 ft. (140' average lot width ÷ 3)

Required front yard setback = 20'

Requested front yard setback = 10'

Required front and rear yard setback total = 50'

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**STAFF RECOMMENDATION**

Staff recommends approval with a condition as the requested square footage encroachment (30 sq. ft.) is less than the maximum permitted (46.6 sq. ft.). The condition is as follows:

*The structure in the rear yard shall be removed.*

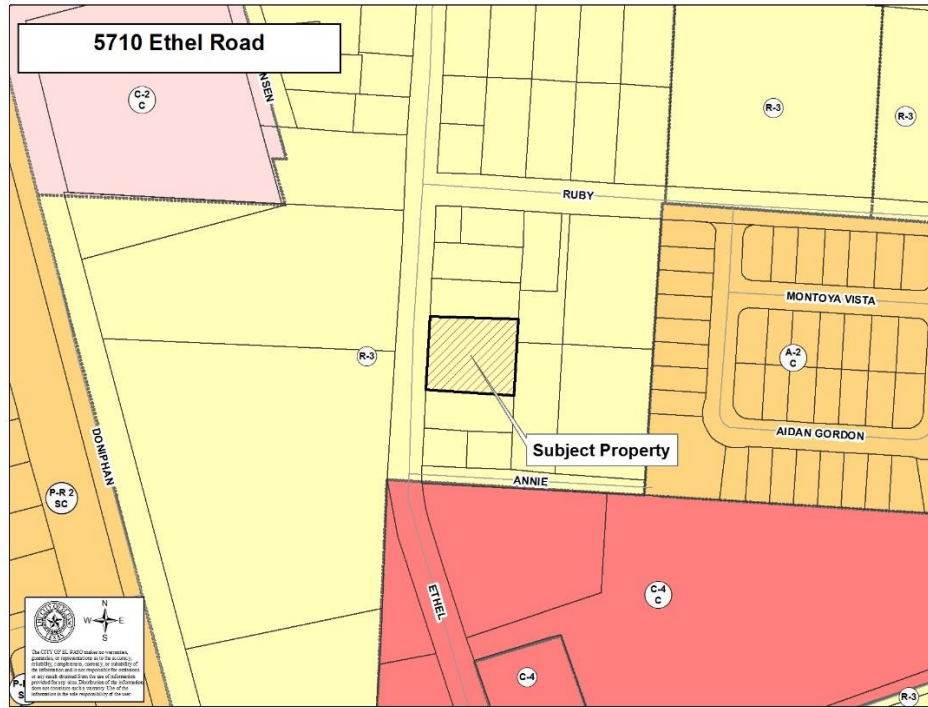
The Zoning Board of Adjustment is empowered under Section 2.16.050 L to:

“Permit an extension of a single-family residential structure into the required front yard setback, which shall be measured to the front property line; provided, however, that:

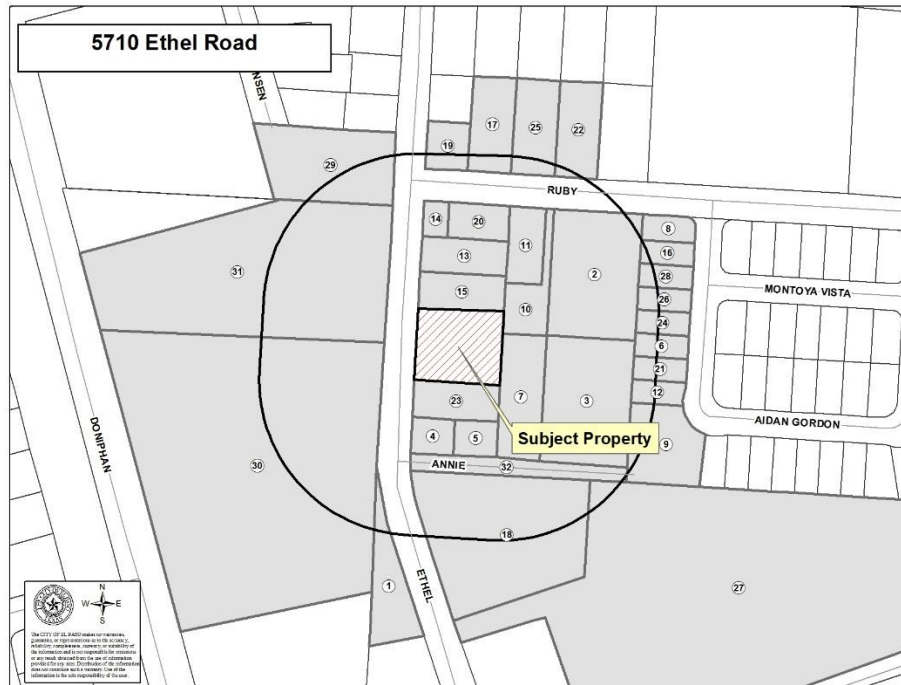
1. The residential structure has been in existence with a valid certificate of occupancy for one continuous year;
2. The total length of all extensions granted shall not project into the required front yard setback a depth in excess of ten feet;
3. The total width of all extensions granted shall not exceed one-third of the average width of the site;
4. The minimum side and side street yard setbacks shall not be reduced;
5. A minimum of a ten-foot front setback from the property line shall be maintained;
6. If the proposed modification is for an enclosed garage, a minimum twenty-foot driveway shall be required; and
7. Unless otherwise provided in this section, all remaining areas of the required front yard shall be permanent open space.

**ITEM #1**

## ZONING MAP

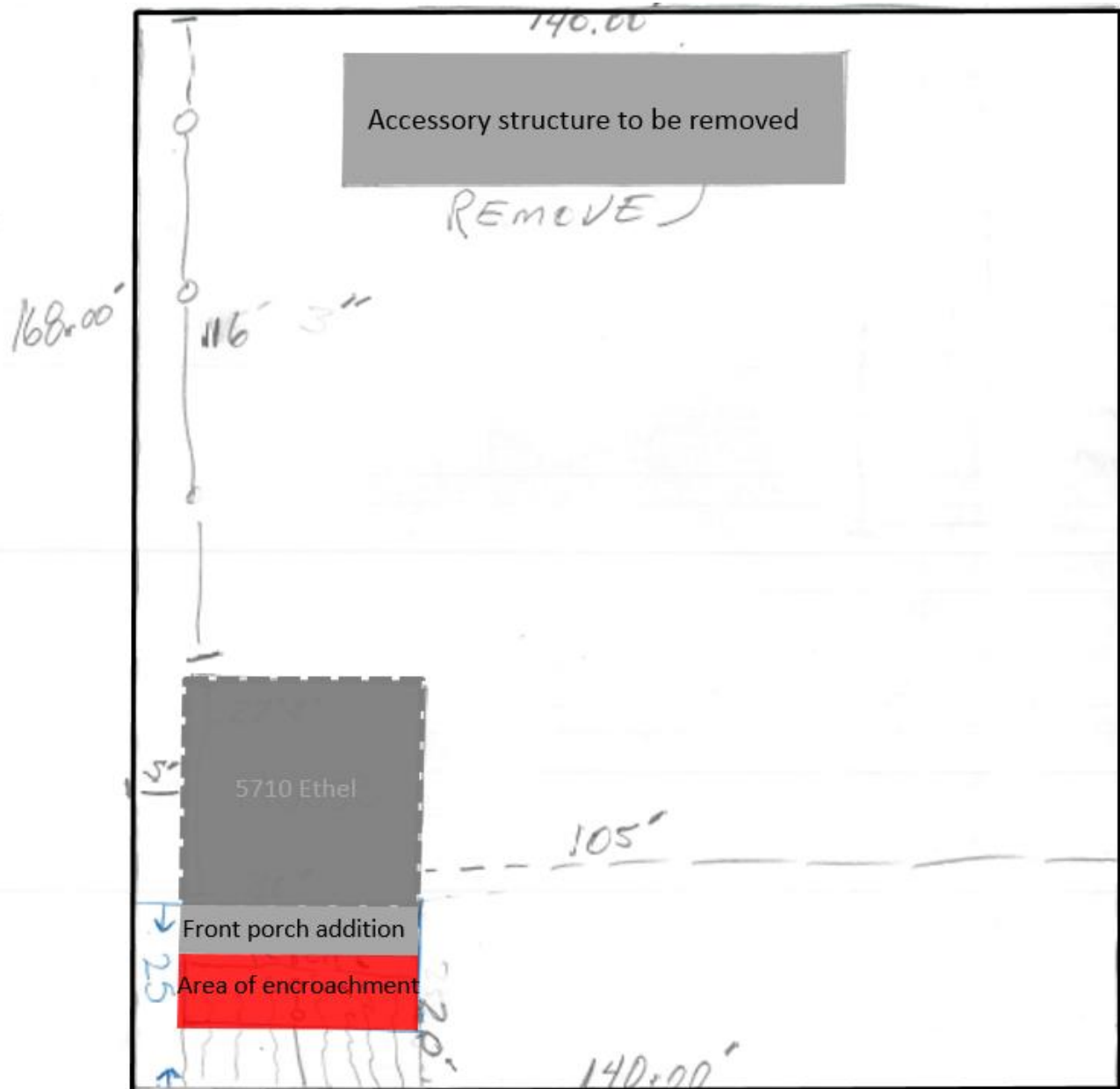


## NEIGHBOR NOTIFICATION MAP



**ITEM #1**

SITE PLAN



**ITEM #1**